



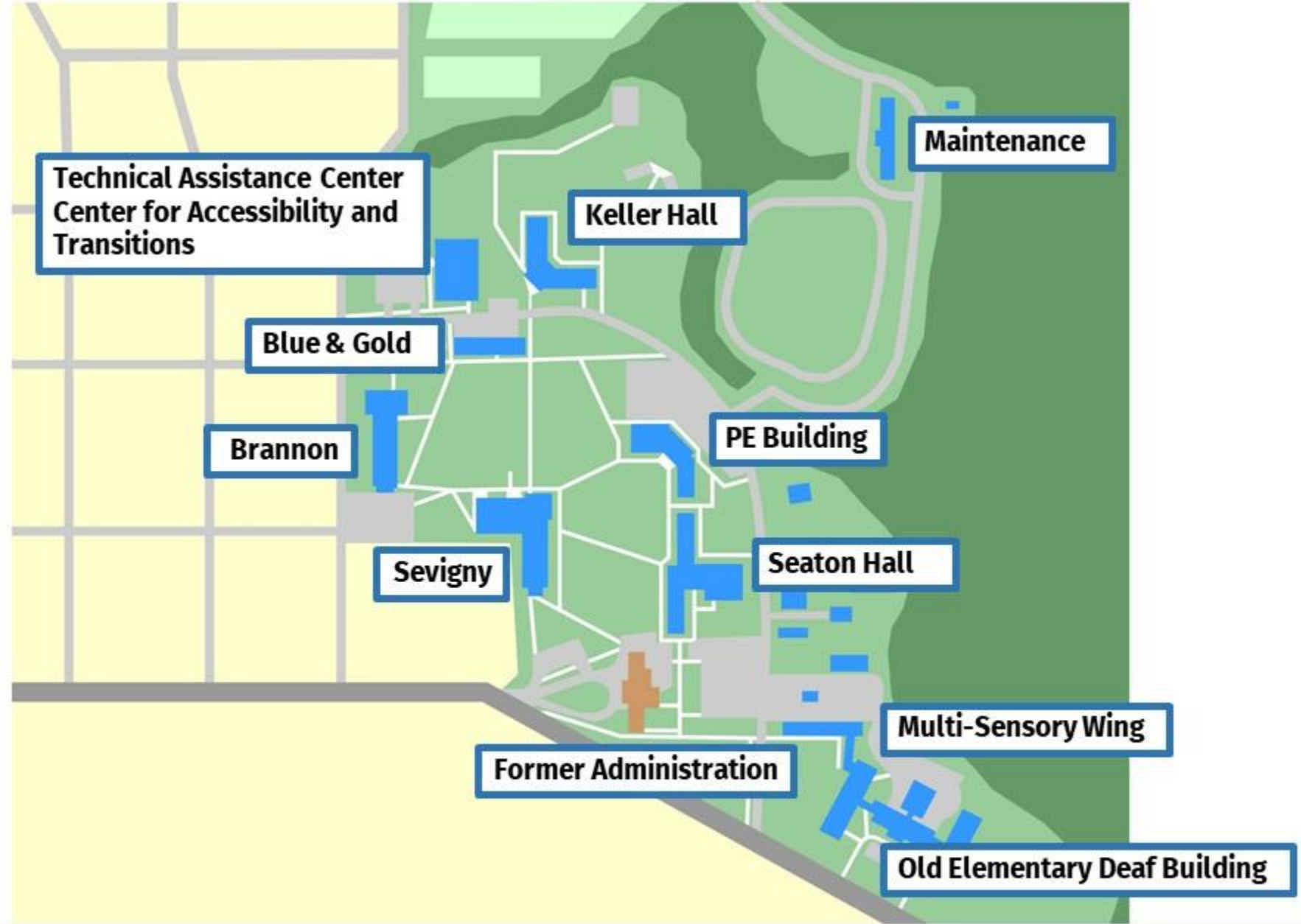
West Virginia DEPARTMENT OF
EDUCATION

West Virginia Schools for the Deaf and the Blind

Summary of CEFP Amendment 2

May 2022

WVSDB Current Campus Map



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Amendment 2

Main Entry

Administration Demo
and Entry Planning

Blue & Gold

Remodeled

Keller Hall

Refreshed

Seaton Hall

Reduced and
Remodeled

Multiple Locations

Demolition Projects

Multi-Sensory Wing

Remodeled



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Seaton Hall

Feasibility Study

What we Knew:

Building needed immediate renovations to provide students with a safe, accessible and inviting living space.

Where Students are:

All students are currently housed and eat meals in Keller Hall



Constructed: 1955-1958

Size: 50,300 sqft

Study Completed:

April 2022

Feasibility and Design Phases:

Multiple phases were established to manage costs.

Feasibility Outcome:

Confirmed the need for extensive renovations but also identified additional obstacles.

Design Process:

Not started

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Seaton Hall

Feasibility Study

Identified Needs Throughout Facility:

- Full HVAC System Renovation
- Full Electrical System Renovation
- Full Plumbing System Renovation
- All interior finishes
- All windows and Doors
- Fire suppression and alert systems
- ADA accessible baths, stairs, entries
- All lighting
- Elevator upgrades and replacement
- Kitchen Upgrades



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Constructed
1955-1958
50,300 sqft

Seaton Hall

Feasibility Study

Cost to Renovate Facility:

\$15,650,000

Cost to Replace Same Size Facility

\$21,517,183

\$2.5 Million just for ADA

Ratio – Cost to Renovate / Cost of New Building

Also referred to in the CEFP as Facility Condition Index (FCI)

73%



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Recently funded Spencer (Roane) MS Replacement:

Existing Facility had a **61% FCI**

Recently funded Bluewell (Mercer) ES Replacement:

Existing Facility had a **65% FCI**

Recently funded Frankfort (Mineral) ES Replacement:

Existing Facility had a **45% FCI**

Recently funded Stratton (Raleigh) ES Replacement:

Existing Facility had a **59% FCI**

Seaton FCI

73%



Seaton Hall Dorm Wings

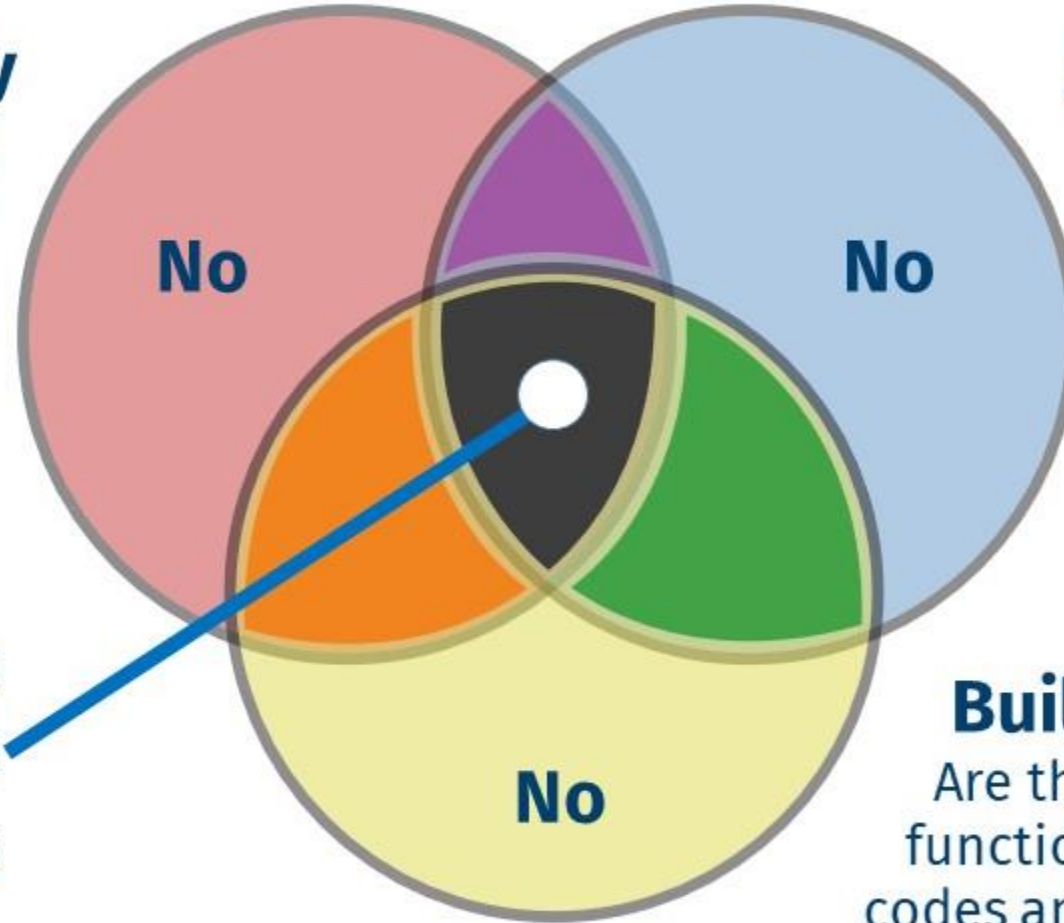
Viability Based on 3 Areas

Adaptability

Can the building be Practically modified to meet modern needs of a Dormitory?

Adequacy of Use

Does the building allow for the modern needs of dormitory?



Feasibility Status:
NOT acceptable
in all 3 areas

Building Conditions (FCI)

Are the building's systems functional and up to current codes and standards?

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Keller Hall

What we Knew:

Not as much space as Seaton but a newer facility.

Previous Plan:

Temporary location for student housing until proposed Seaton Hall renovation was completed.

Constructed: 1972

Updates in: 2019

Size: 33,862 sqft



Updates in 2019:

- ADA Bathrooms
- New Main Kitchen
- New Dorm Wing Kitchens
- Other Misc. Improvements

Positives:

- Newer vs Seaton
- Still Under Capacity
- Space for Additions
- Outdoor Spaces
- Accessibility
- Ceiling Heights

Needs:

- New Roof (In Planning)
- HVAC Upgrades
- Interior Upgrades
- Partnering with CTE
- Windows



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Constructed: 1972
Updates in: 2019
Size: 33,862 sqft

Keller Hall

Cost Study

Cost to Renovate Facility:

\$4,319,000

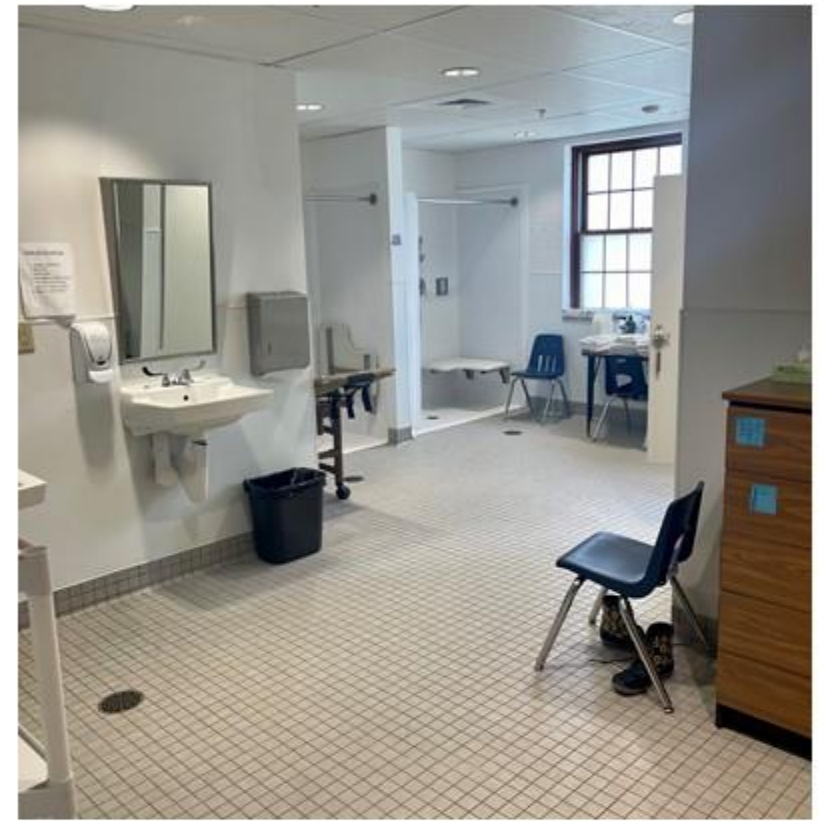
Cost to Replace Same Size Facility

\$14,485,824

Ratio – Cost to Renovate / Cost of New Building

Also referred to in the CEFP as Facility Condition Index (FCI)

30%



Keller Hall

Viability Based on 3 Areas

Adaptability

Can the building be Practically modified to meet modern needs of a Dormitory?

Adequacy of Use

Does the building allow for the modern needs of dormitory?

Yes

Yes

**Feasibility Status:
Meets or Exceeds
in all 3 areas**

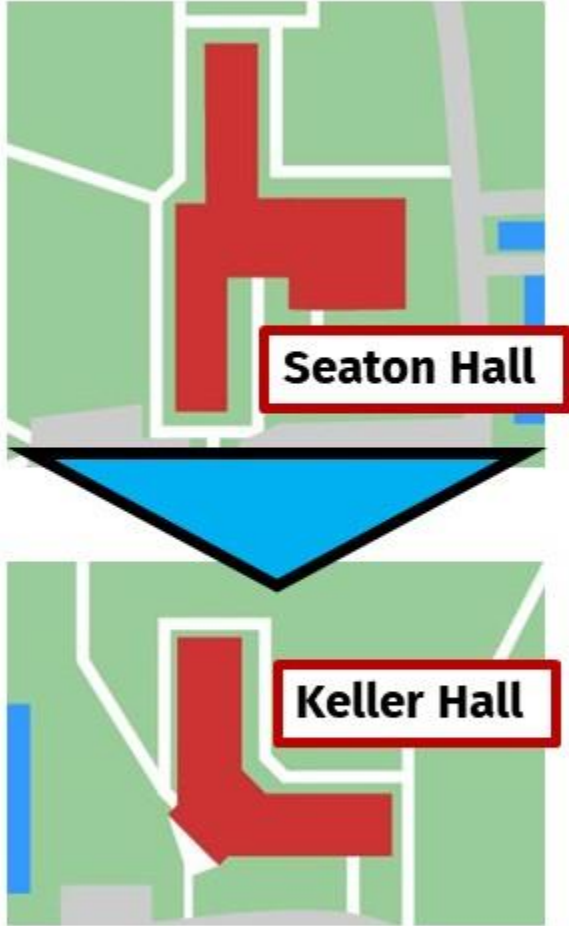
Building Conditions (FCI)

Are the building's systems functional and up to current codes and standards?

Yes

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Revised Student Residential Plan

Seaton Hall:

- Will no longer be considered for student housing
- Maintenance will be limited to keeping the building from becoming a hazard and access will be limited
- Dining Room/Activity wing of building has value

Keller Hall:

- Becomes the permanent dormitory for all students
- Refresh the interiors to make more “Home” like
- Maintain and upgrade building systems as needed
- Improve interior and exterior activity spaces
- Adaptable and Adequate for dormitory use
- Augment activity spaces with Blue and Gold Building

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Adaptive Reuse

- **Blue and Gold Renovation**
- **Seaton Hall Dorm Wings Demolition and Dining Room/Activity Renovation**
- **Multi-Sensory Wing Renovation and Demolition of Connector Corridor to Old Elementary Deaf Building**



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Demolition Of Seaton Dorms & Remodel of Dining and Activity Space

Will require phasing
over time as resources
allow.



Constructed:
1955-1958
Some Updates:
1992, 2019
New Roof on
Dining/Activity
Wing

Size:
13,480 sqft

Previous Use:
Residential Hall
with Dining and
Activity Space

**Proposed
Future Use:**
Dining, Meeting
and Activity
Space for
Campus

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Blue & Gold

What we Knew:

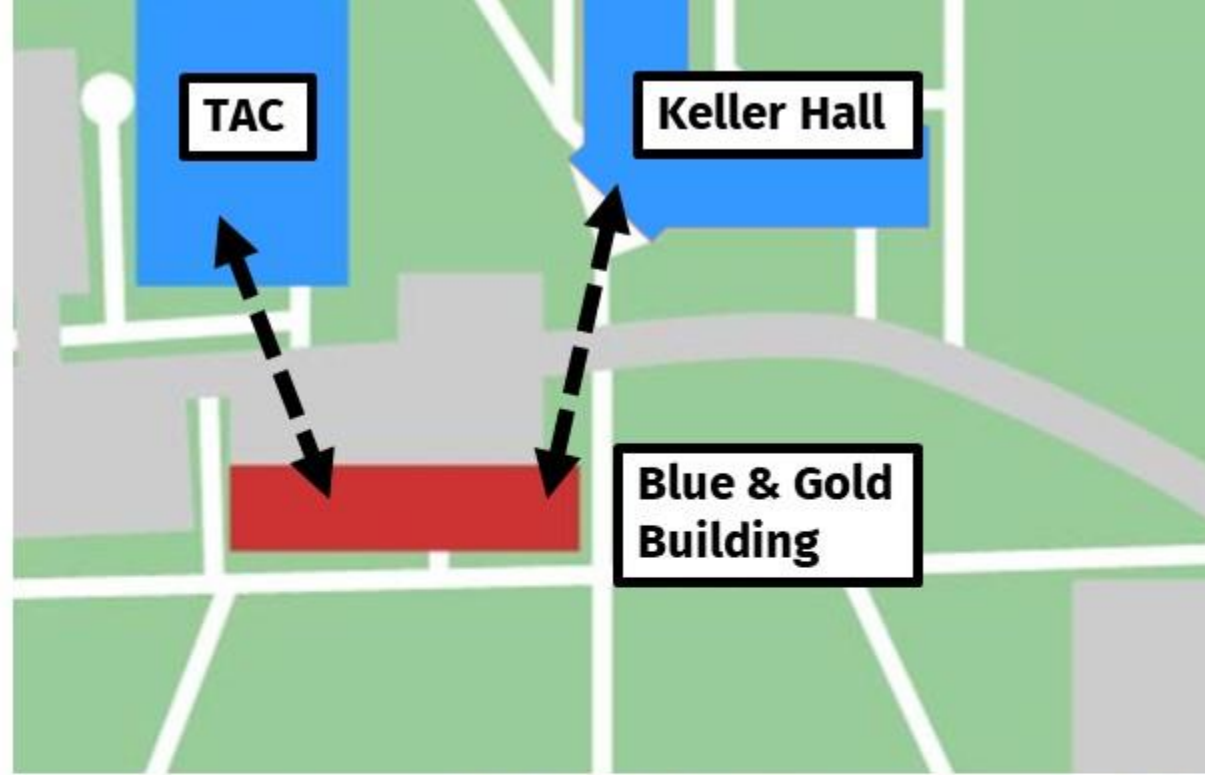
Recent work has made the building structurally sound, but interior needs full remodel.

Previous Plan:

Long term remodel for meeting and activity space.

Current Plan:

Moved up Priority List
ESSER/ARP Funding



Constructed: 1840s
Renovated: 1963
Updates in: 2019
Size: 6,964 sqft



Renovated in 1963:

- Full Renovation (Including Structure)

Updates in 2019:

- New Roof
- Exterior Brick Repair

Positives:

- Manageable Size
- Is in close proximity to TAC, Keller Hall, and side campus entry
- Historically Significant

Needs:

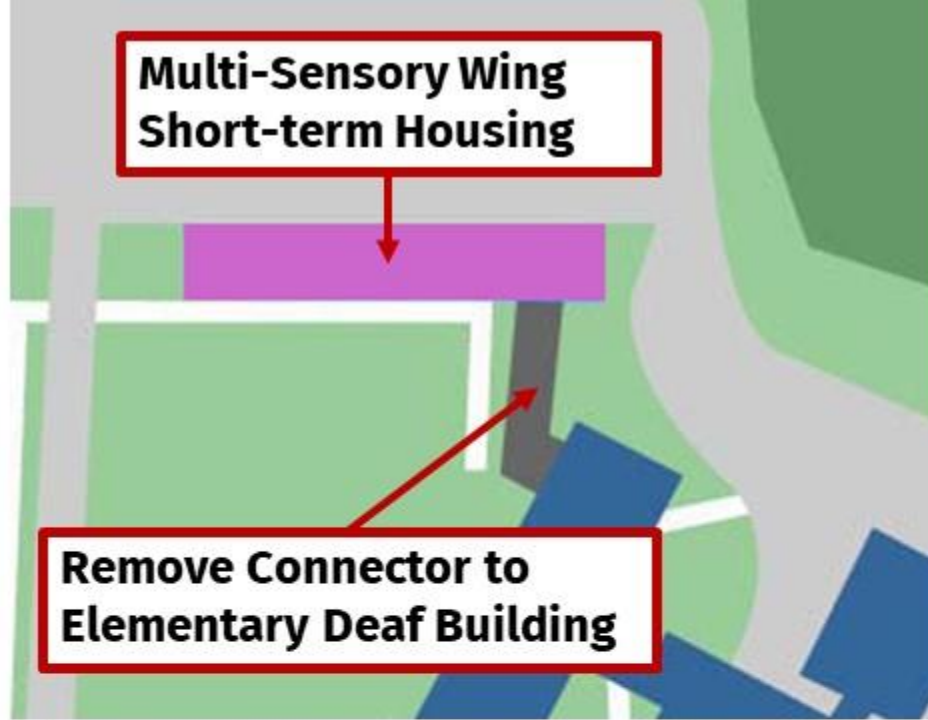
- Interior Remodel
- ADA Entries
- MEP Upgrades

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Demolition Of Connector and renovation to Multi-Sensory Wing for Short Term Housing

Will require phasing over time as resources allow.



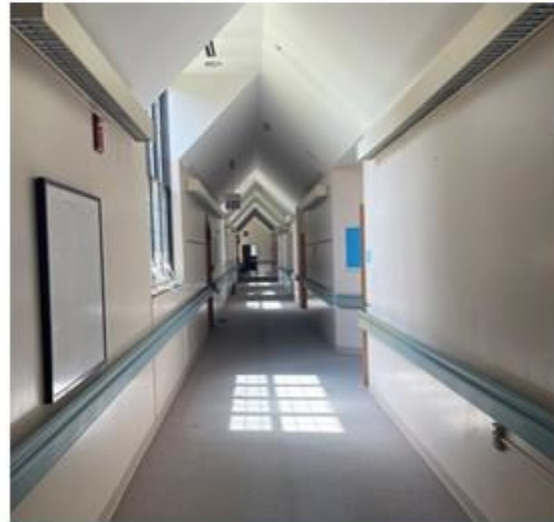
Constructed:
1926
Fully Renovated:
1992

New Roof
2022

Size:
6,000 sqft

Previous Use:
Classrooms for Students with Multiple Exceptionalities
ADA Accessible

Proposed Future Use:
Independent and/or Short-Term Housing



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Current WVSDDB Campus Square Footage

Currently campus has 20 buildings representing **340,000** sqft of building space.

These buildings vary in condition, usage, and occupancy but they all impact the maintenance budget of the campus.

With **78** students, sqft per student is **4,359**

15

**Number of WV
counties with
less total SQFT
than WVSDB**

**WVSDB Also
Provides:
Dormitory
TAC**

Nearby County Ratios

Hampshire County has 2,810 students and 432,937 sqft of total building space, for a ratio of 154 sqft per student.

Mineral County has 3,966 students and 693,893 sqft of total building space, for a ratio of 175 sqft per student.

Morgan County has 2,216 students and 359,885 sqft of total building space, for a ratio of 162 sqft per student.

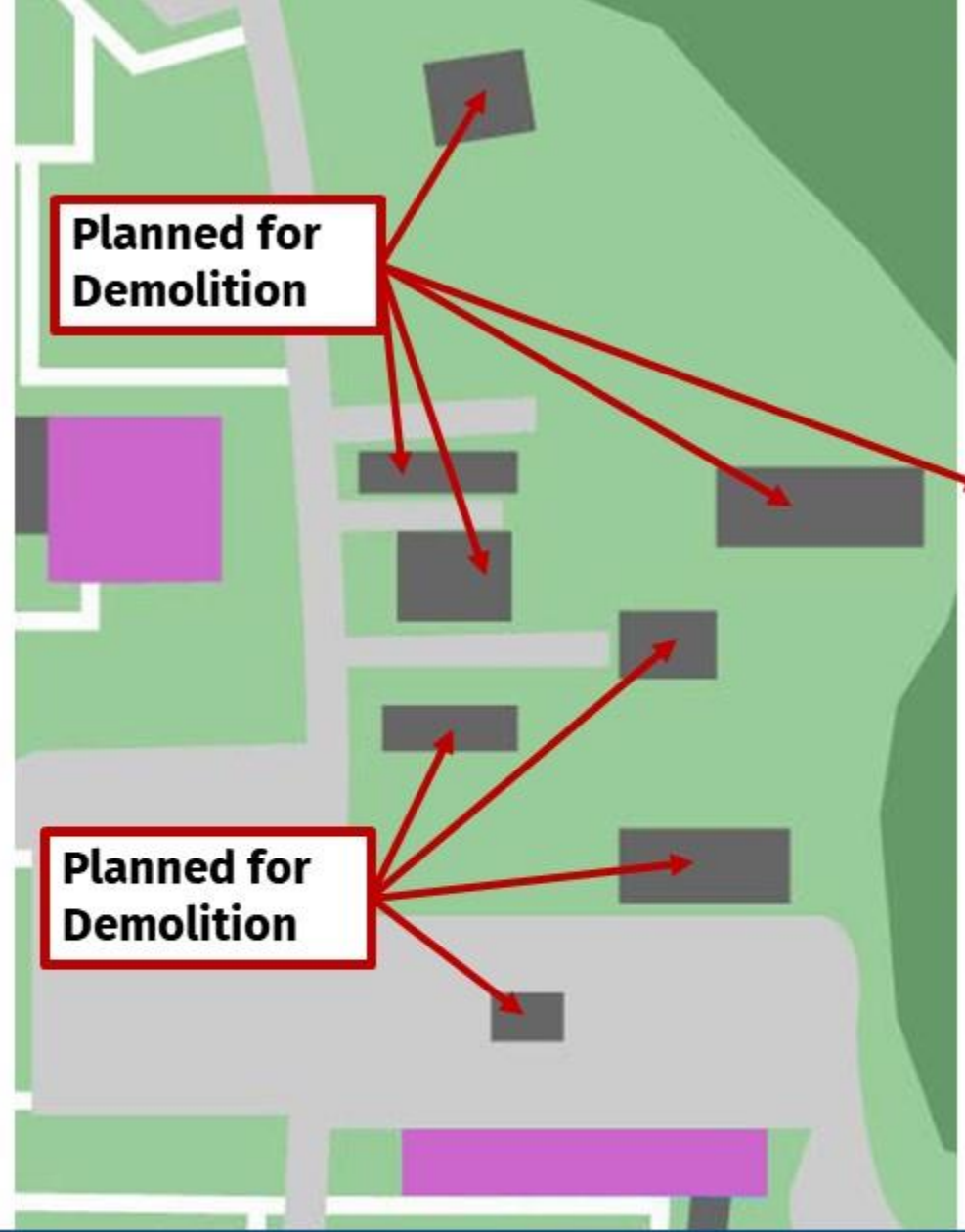
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Demolition of Service and Greenhouse Buildings

Will require phasing over time as resources allow.

Agricultural space moved closer to school.



Reduce the Campus Footprint



- 340,000** Current Campus Square Footage
- 80,000** Demolished Buildings
- 68,000** Repurposed Old Elementary Deaf

Move toward having 9 buildings representing approximately **192,000** sqft of building space.

With **78** students, sqft per student would be **2,462**

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Future Campus Entry Plan

New Student
Pickup/Dropoff
Loop

Administration
Building
Memorial

Utilizing Cleaned
Original Brick as much
as feasible.



Funding Need for Identified Projects 2020-2030 CEFP

Amendment 1 - Identified funding need for identified projects this CEFP: \$30,000,000

Amendment 2 - Identified funding need for identified projects this CEFP: \$30,000,000

Previously planned costs to fully renovate Seaton Hall were shifted to more impactful, timely, and achievable projects across campus.



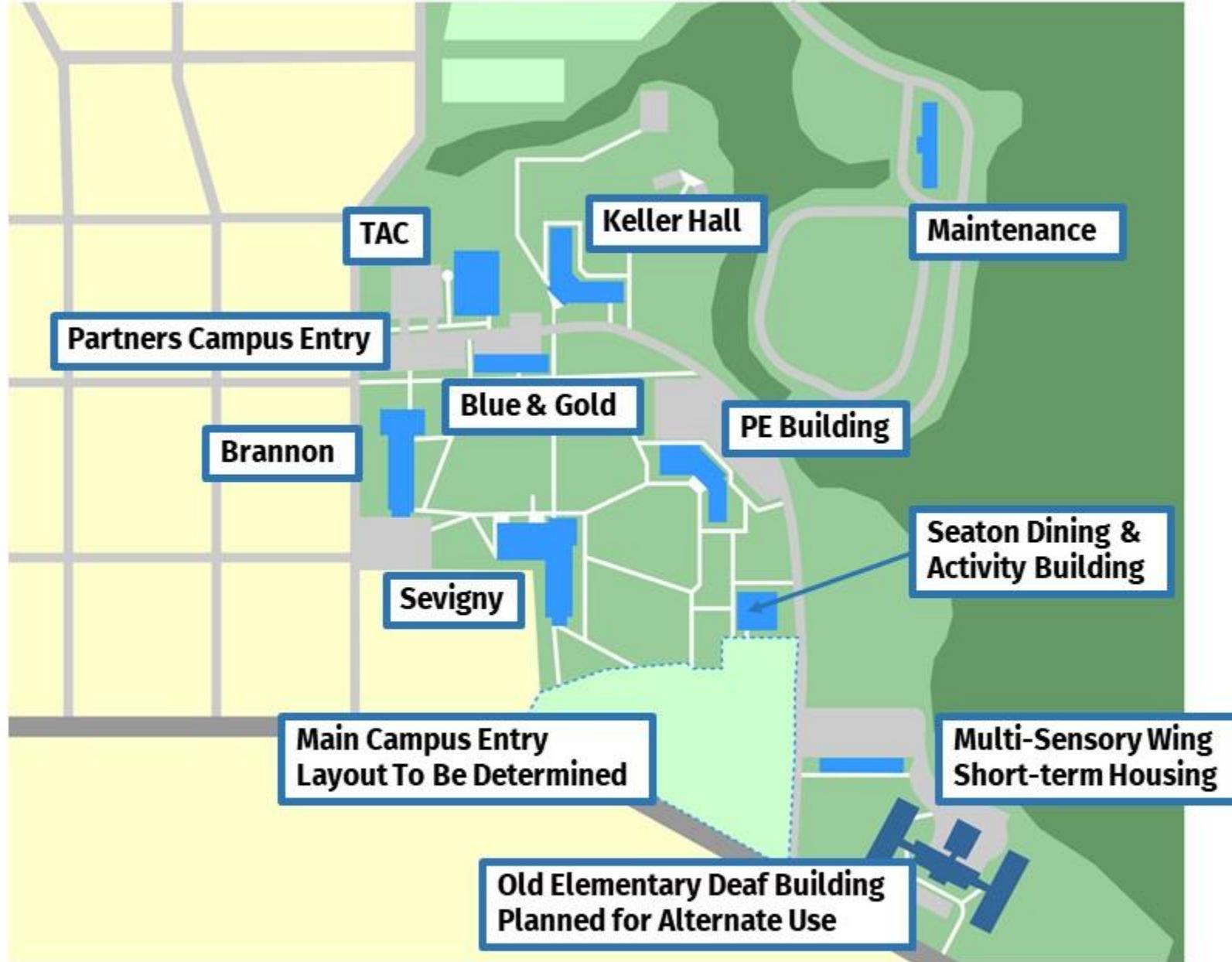
Needs for this period are only for planning and do not guarantee or obligate any funding sources or amounts.

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Future Campus Plan

After changes, the number of WV counties with less total SQFT than WVSDB is 2





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